042.0	0004	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	646,600	/	646,600
USE VALUE:	646,600	/	646,600
ASSESSED:	646,600	/	646,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEON MIKAELLE--ETAL
Owner 2:	LEON JEAN FELIX
Owner 3:	
Street 1:	39 FRANKLIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Vinyl Exterior and 1553 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3632.000	223,400		423,200	646,600
Total Card	0.083	223,400		423,200	646,600
Total Parcel	0.083	223,400		423,200	646,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.49 | /Parcel: 416.49

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	29196
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!3551!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	223,400	0	3,632.	423,200	646,600		Year end	12/23/2021
2021	101	FV	217,000	0	3,632.	423,200	640,200		Year End Roll	12/10/2020
2020	101	FV	217,000	0	3,632.	423,200	640,200	640,200	Year End Roll	12/18/2019
2019	101	FV	193,200	0	3,632.	449,600	642,800	642,800	Year End Roll	1/3/2019
2018	101	FV	193,200	0	3,632.	328,000	521,200	521,200	Year End Roll	12/20/2017
2017	101	FV	193,200	0	3,632.	285,600	478,800	478,800	Year End Roll	1/3/2017
2016	101	FV	193,200	0	3,632.	243,300	436,500	436,500	Year End	1/4/2016
2015	101	FV	182,300	0	3,632.	238,000	420,300	420,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:15:04

LAST REV

Date	Time
04/09/19	14:17:27
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3551

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH ANTHONY -	22552-473		10/29/1992		147,500	No	No	Y	

USER DEFINED

Prior Id # 1:	29196
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/7/2009	Meas/Inspect	345	PATRIOT
3/1/2000	Meas/Inspect	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3632		Sq. Ft.	Site		0	80.	1.46	1									423,169						423,200	

Total AC/HA:	0.08338	Total SF/SM:	3632	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	423,169	Spl Credit		Total:	423,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99497598
Adj $ / SQ:	181.334
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323783
Depreciation:	100373
Depreciated Total:	223410

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

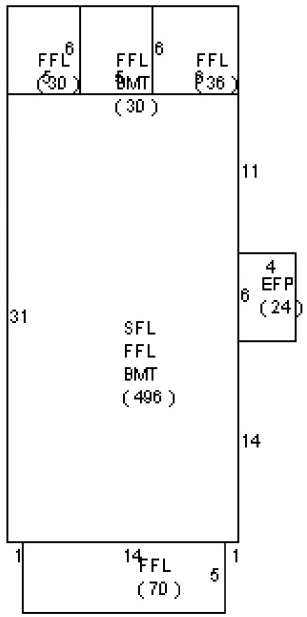
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.33
Special Features:	0	Val/Su Net:	130.80
Final Total:	223400	Val/Su SzAd	192.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	662	181.330	120,043
BMT	Basement	526	80.920	42,564
SFL	Second Floor	496	181.330	89,942
EFP	Enclos Porch	24	72.240	1,734
	Net Sketched Area:	1,708	Total:	254,283
Size Ad	1158	Gross Area	1708	FinArea 1553

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: